

Present: Jane Connolly, Chairman; Joe Limone, Vice Chairman; Don Saltzman; Ken Edgar, Pierre Ratte – Absent: Britta Lerner, Stephan Grozinger,

Also present: Land Use Director

Recorded digitally on March 5, 2012

APPROVAL OF MINUTES – 2/21/12

Postponed until the next meeting.

DISCUSSION/DECISION CONT: REFERRAL FROM THE CODE ENFORCEMENT OFFICER, REQUEST FOR A SOIL DISTURBANCE PERMIT, 26 NORFIELD ROAD (BRANDSTROM)

Dean Martin P. E. was present and stated that as the Commission had requested, two core samples of soil were taken and analyzed and stated that the samples are pure and showed no contamination. The Zoning Enforcement Officer was present and stated that he did not have anything to add.

A discussion followed and the members went over the report. There was also a certificate to be properly filled out and the Land Use Director has the missing license number of the contractor.

Joe Limone moved that the Commission approve lifting the cease and desist. Ken Edgar seconded. Vote in favor (5-0) Britta Lerner and Stephan Grozinger absent.

STATUS REPORT CONT: FLEMING, 44 BRIAR OAK AND GUTOWSKI, 48 BRIAR OAK, STATUS OF TEMPORARY DRAINAGE SOLUTION AND PERMANENT SWALE (MAJOR/GUIDERA)

Attorney George Guidera was present, representing Mr. Gutowski of 48 Briar Oak. He stated that the soil was tested by Connecticut Materials Testing Laboratory and showed no contamination. Also discussed whether the proper paper work was filed. A discussion followed and showed that the form has been corrected. Attorney Guidera submitted these corrected copies to the Commission. Dean Martin, P. E. (also present) went over the drainage report and swale design in detail. It was suggested that the two applicants work it out between them, as both are contributing to the drainage, with the Zoning Enforcement Officer making site visits to check the status. A discussion followed.

BRIAR OAK CONT:

Attorney Glenn Major submitted a letter from Richard Bennett stating a difference of opinion over the design. A discussion followed on the requirements of the swale and Attorney Major requested that the swale requirement be noted in the Land Records for any subsequent buyers. Further, a discussion occurred regarding the Commission's authority to compel such a notation. Chairman Connolly and Vice Chairman Limone felt that it was not appropriate for the Commission to impose this requirement. The Commission reiterated its suggestion that the applicants solve it between themselves with the oversight of the Zoning Enforcement Officer. .

Joe Limone moved that the Commission approve the soil disturbance permit. Seconded by Jane Connolly. Vote in favor (5-0) Britta Lerner and Stephan Grozinger absent.

REFERRAL FROM ZONING ENFORCEMENT OFFICER; APPLICATION FOR A SOIL DISTURBANCE PERMIT AND ZONING PERMIT, PARKING LOT IMPROVEMENTS, COBBS MILL INN, 12 OLD MILL ROAD (12 OLD MILL ROAD LLC/FRIEDMAN)

Drew Friedman was present and presented an application for a soil disturbance permit and zoning permit for parking lot improvements. The Land Use Director also presented the Parking Lot Plan to the members. Mr. Friedman explained the plan to the members in detail. Cory Attra, P. E. was present for Peter Romano of Land Tech. Mr. Attra went over the plan in detail including the drainage report, reconciling the contour lines and explaining "best practices". Chairman Connolly requested that the applicant get everything in the proper order; the soil disturbance permit and the zoning permit and parking lot improvements. There would be no certificate of occupancy until the check list is completed and the applicant comes back to the Land Use Director and the Zoning Enforcement officer for a signoff.

Jane Connolly moved that the Commission approve the application for a Soil Disturbance Permit for the Cobbs Mill Inn parking lot as discussed with the Commission, with the condition that the applicant file the A2 property survey showing the transposed contours and a drainage report showing zero incremental runoff, certified by Land Tech Consultants. Seconded by Joe Limone. Vote in favor (5-0) Absent: Britta Lerner and Stephan Grozinger.

A discussion followed regarding signage, removal of boulders and relocating the entrance of the parking area in alignment with the front entrance of Cobbs Mill.

DISCUSSION CONT: PROPOSED FENCE REGULATION AMENDMENT, SECTION 313 (FENCES), ZONING REGULATIONS AND RELATED ENFORCEMENT ORATORIUM

The Land Use Director reported that the proposed regulation has been sent to SWRPA. Chairman Connolly, absent from the last meeting, submitted new proposed wording but felt that this agenda item should be postponed until the next meeting when Britta Lerner and Stephan Grozinger would be present.

Ken Edgar moved that the Commission should put a moratorium in place on those enforcement proceedings currently in process regarding the height of fences until a new regulation is in place. Seconded by Joe Limone. Vote in favor (5-0) Britta Lerner and Stephan Grozinger absent.

DISCUSSION/DECISION: PLAN COMPARISON CHECKLIST FOR MUNICIPALITIES FOR THE DRAFT 2013-2018 CONSERVATION & DEVELOPMENT POLICIES PLAN FOR CONNECTICUT

The Land Use Director asked all municipalities to check on the Draft for 2013 and 2018. The Land Use Director and members will come up with a draft of policies for this plan and then send them to SWRPA.

STAFF ENFORCEMENT REPORT

The Land Use Director stated that there is really nothing new except for the rebuilding of the cottage at 306 Lyons Plains Road. This will be on the agenda for the next meeting on March 19th.

Meeting adjourned:

Respectfully submitted:

Joan Lewis, Administrative Assistant and Tracy Kulikowski, Land Use Director

Approval: Unanimous approval on 4/2/12

